

026.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

946,500 / 946,500

USE VALUE:

946,500 / 946,500

ASSESSED:

946,500 / 946,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	57 CLEVELAND ST LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 19 OLDHAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	CRONAN CHRISTINE -
Owner 2:	-

Street 1: 38 ALDER ROAD

Twn/City: WESTWOOD

St/Prov: MA	Cntry:		
Postal: 02090			

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 2602 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								17341
								GIS Ref
								GIS Ref
								Insp Date
								07/06/17

USER DEFINED

Prior Id # 1:	17341
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:36:59
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
026.0-0001-0006.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,800	4900	5,500.	468,000	946,700	946,700	Year End Roll	12/18/2019
2019	104	FV	368,400	4900	5,500.	497,200	870,500	870,500	Year End Roll	1/3/2019
2018	104	FV	368,400	4900	5,500.	362,700	736,000	736,000	Year End Roll	12/20/2017
2017	104	FV	323,800	4900	5,500.	315,900	644,600	644,600	Year End Roll	1/3/2017
2016	104	FV	323,800	4900	5,500.	269,100	597,800	597,800	Year End	1/4/2016
2015	104	FV	288,200	4900	5,500.	263,300	556,400	556,400	Year End Roll	12/11/2014
2014	104	FV	288,200	4900	5,500.	216,400	509,500	509,500	Year End Roll	12/16/2013
2013	104	FV	300,000	4900	5,500.	205,900	510,800	510,800		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CRONAN CHRISTIN	73228-87	1	9/4/2019	Change>Sale	915,000	No	No						
CRONAN CHRISTIN	31301-467		4/12/2000	Family		1	No	4					
TASSINARI GLORI	26609-165		8/26/1996		292,500	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	190	Inter Fi	32,000	O				
2/4/2020	191	Renovate	32,000	O				
1/9/2020	67	Alterati	13,000	C				
8/24/2006	713	New Wind	12,000		G8	GR FY08	porch railing	

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
8/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																														
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average																																																				
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																				
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																																																				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																				
Frame:	1 - Wood			1/2 Bath:		Rating:																																																				
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																				
Sec Wall:		%		OthrFix:		Rating:																																																				
Roof Struct:	1 - Gable			OTHER FEATURES																																																						
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average		<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 13</td> <td>BRs: 7</td> <td>Baths: 2</td> <td>HB</td> <td></td> </tr> </table>						1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 13	BRs: 7	Baths: 2	HB																			
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View / Desir:				Fpl:		Rating:																																																				
GENERAL INFORMATION				WSFlue:		Rating:																																																				
Grade:	C - Average			CONDOS INFORMATION																																																						
Year Blt:	1912	Eff Yr Blt:		Location:																																																						
Alt LUC:		Alt %:		Total Units:																																																						
Jurisdct:		Fact: .		Floor:																																																						
Const Mod:				% Own:																																																						
Lump Sum Adj:				Name:																																																						
INTERIOR INFORMATION				DEPRECIATION																																																						
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	<table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td> <td>RMS</td> <td>BRs</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td> <td>6</td> <td>3</td> <td></td> </tr> <tr> <td>Additions:</td> <td>1</td> <td>7</td> <td>4</td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General:</td> <td>2</td> <td>13</td> <td>7</td> <td></td> </tr> </table>						Exterior:	No Unit	RMS	BRs	FL	Interior:	1	6	3		Additions:	1	7	4		Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:	2	13	7	
Exterior:	No Unit	RMS	BRs	FL																																																						
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General:	2	13	7																																																							
Prim Int Wall:	2 - Plaster			Functional:																																																						
Sec Int Wall:		%		Economic:																																																						
Partition:	T - Typical			Special:																																																						
Prim Floors:	3 - Hardwood			Override:																																																						
Sec Floors:		%		Total:	26.4	%																																																				
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES																																																		
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price																																														
Bsmnt Gar:				Size Adj.:	1.10454535																																																					
Electric:	3 - Typical			Const Adj.:	0.98000199																																																					
Insulation:	2 - Typical			Adj \$ / SQ:	184.018																																																					
Int vs Ext:	S			Other Features:	101500																																																					
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																					
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																																																					
# Heat Sys:	2			NBHD Mod:																																																						
% Heated:	100			LUC Factor:	1.00																																																					
Solar HW:	NO	Central Vac: NO		Adj Total:	643483																																																					
% Com Wall:		% Sprinkled:		Depreciation:	169880				Juris. Factor:		Before Depr:	184.02																																														
				Depreciated Total:	473604				Special Features:	0	Val/Su Net:	110.24																																														
									Final Total:	473600	Val/Su SzAd:	205.02																																														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																														
SPEC FEATURES/YARD ITEMS												PARCEL ID 026.0-0001-0006.0																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																									
3	Garage	D	Y		119X20	A	AV	1912	21.58	T	40	104			4,900		4,900																																									
More: N	Total Yard Items:	4,900		Total Special Features:					Total:			4,900																																														
IMAGE AssessPro Patriot Properties, Inc																																																										